



## WARRANTY DEED

(CORPORATION)

KNOW ALL MEN BY THESE PRESENTS:

That BLACKHAWK WAREHOUSING AND LEASING COMPANYa corporation organized under the laws of the State of Arkansas,

GRANTOR,

by its President and Secretary, duly authorized by proper resolution of its Board of Directors, for the

consideration of the sum of Ten & 00/100 Dollars (\$ 10.00)in hand paid by CEDAR CHEMICAL COMPANY, GRANTEE,

the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the said

GRANTEE and unto its XXXXX [successors] and assigns forever the following described land,

situated in Phillips County, Arkansas: Property located in Private Survey No. 2413 and 2433, Township Two South, Range Four East, Phillips County, Arkansas and more particularly described as follows: Commencing at the Southeast corner of Section Fourteen, Township Two South, Range Four East, thence West 3517.8 feet; thence North 1980.0 feet; thence North 35 degrees 34 minutes 1122.6 feet to the East right-of-way of State Highway No. 242; thence North 54 degrees 12 minutes East 1553.1 feet along said East right-of-way of State Highway No. 242 to the Northerly line of a dedicated street; thence South 39 degrees 58 minutes East 1341.7 feet along the Northerly line of said dedicated street; thence North 28 degrees 42 minutes East 745.9 feet to the point of beginning; thence from the point of beginning continue North 28 degrees 42 minutes East 82.0 feet; thence South 55 degrees 45 minutes East 97.0 feet; thence South 81 degrees 45 minutes West 120.81 feet to the point of beginning, containing 0.09 acres, more or less.

~~An easement for ingress and egress and roadway purposes over and across the following described lands:~~

~~An easement located in Private Survey No. 2412 and 2433, Township Two South, Range Four East, Phillips County, Arkansas and more particularly described as follows: Commencing at the Southeast corner of Section Fourteen, Township Two South, Range Four East, thence West 3517.8 feet; thence North 35 degrees 34 minutes West 1122.6 feet to the East right-of-way of State Highway No. 242; thence North 54 degrees 12 minutes East 1553.1 feet along said East right-of-way of State Highway No. 242 to the Northerly line of a dedicated street; thence South 39 degrees 58 minutes East 1341.7 feet along the Northerly line of said dedicated street to the point of beginning; thence North 28 degrees 42 minutes East 745.9 feet; thence North 81 degrees 45 minutes East 25.03 feet; thence South 28 degrees 42 minutes West 768.75 feet to the Northerly line of said dedicated street; thence North 39 degrees 58 minutes West 21.47 feet along the Northerly line of said dedicated street to the point of beginning.~~

TO HAVE AND TO HOLD The same unto the said GRANTEE Cedar ChemicalCompany and unto its XXXXX [successors] and assigns

forever, with all appurtenances thereunto belonging. And GRANTOR hereby covenants with the said GRANTEE that it will forever warrant and defend the title to said lands against all claims whatever.

IN TESTIMONY WHEREOF, The name of the grantor is hereunto affixed by its President and attested and its seal affixed by its Secretary, this 7<sup>th</sup> day of September, 1993.

ATTEST:

*Brooke B. Tappan*  
Secretary

BROOKE B. TAPPAN  
(Corporate Seal)

BLACKHAWK WAREHOUSING AND LEASING COMPANY

By *W. D. Brothers, III*  
President

W. D. BROTHERS, III

I, David Solomon, under penalty of false  
statement, that I have duly  
read the foregoing instrument,  
and have signed my name thereto  
as the Attorney at Law for the  
above named parties.

THIS INSTRUMENT WAS PREPARED BY  
DAVID SOLOMON, ATTORNEY HELENA, AR

157298



FORM 998 76

# ACKNOWLEDGMENT

State of ARKANSAS }  
County of PHILLIPS } ss.

On this day, before me personally appeared W. J. Brothers, III  
and Brooke B. Tappan to me personally well known, who acknowledged  
that they were the President and Secretary  
of Blackhawk Warehousing and Leasing Company  
a corporation, and that they, as such officers, being authorized so to do, had executed the foregoing  
instrument for the purposes therein contained, by signing the name of the corporation by themselves  
as such officers.

WITNESS my hand and official seal this 7th day of September,  
19 93.

Judy A. Phil  
Notary Public.

My commission expires 10-20-2000

WARRANTY DEED  
(CORPORATION)

TO

Filed for Record this 8th day of  
SEPTEMBER, 1993, at 1:10  
o'clock P. M.  
WANDA W. MCINTOSH Clerk.  
By William S. Bucklin D. C.  
FORM NO. 842 CLASS 2

## CERTIFICATE OF RECORD

STATE OF ARKANSAS, }  
County of PHILLIPS } ss.

I, WANDA W. MCINTOSH Circuit Clerk and Ex-Officio Recorder  
for the County aforesaid, do hereby certify that the annexed and foregoing instrument of writing  
was filed for record in my office on the 8th day of SEPTEMBER, A. D. 1993,  
at 1:10 o'clock P. M., and the same is now duly recorded, with the acknowledgments and cer-  
tificates thereon, in "Record Book 696," Page 75.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said  
Court, this 8th day of SEPTEMBER, 1993.

WANDA W. MCINTOSH  
Circuit Clerk and Ex-Officio Recorder.  
By William S. Bucklin